



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Dec 09, 2021 03:05 PM Fee: \$46.00

2021270040

Electronically Recorded

This page is
intentionally added for
electronic file stamp.

MANAGEMENT CERTIFICATE

BARKER RANCH AT SHADY HOLLOW HOMEOWNERS ASSOCIATION, INC.

The undersigned, being an Officer of Barker Ranch at Shady Hollow Homeowners Association, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision is Barker Ranch (the "Subdivision Development").
2. The name of the Association is Barker Ranch at Shady Hollow Homeowners Association, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

Barker Ranch at Shady Hollow, a subdivision in Travis County, Texas, according to the Map or Plat thereof, recorded at Document No. 200100216 in the Official Public Records of Travis County, Texas.

4. The recording data for the declaration applicable to the Subdivision Development, and all amendments thereto, is as follows:

Barker Ranch at Shady Hollow Declaration of Covenants, Conditions and Restrictions, recorded at Document No. 2001113596 in the Official Public Records of Travis County, Texas.

First Amendment to Declaration of Covenants, Conditions and Restrictions of Barker Ranch at Shady Hollow, recorded at Document No. 2001199339 in the Official Public Records of Travis County, Texas.

First Amendment to Declaration of Covenants, Conditions and Restrictions of Barker Ranch at Shady Hollow, recorded at Document No. 2001201288 in the Official Public Records of Travis County, Texas.

Second Amendment to Declaration of Covenants, Conditions and Restrictions of Barker Ranch at Shady Hollow, recorded at Document No. 2002216728 in the Official Public Records of Travis County, Texas.

Third Amendment to Barker Ranch at Shady Hollow Declaration of Covenants, Conditions and Restrictions, recorded at Document No. 2005016365 in the Official Public Records of Travis County, Texas.

Fourth Amendment to Barker Ranch at Shady Hollow Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 2005016366 in the Official Public Records of Travis County, Texas.

Fifth Amendment to Barker Ranch at Shady Hollow Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 2005016367 in the Official Public Records of Travis County, Texas.

Barker Ranch at Shady Hollow Homeowners Association, Inc. Resolution Collection Policy Delinquent Accounts, recorded as Document No. 2005217355 in the Official Public Records of Travis County, Texas.

Certificate of Resolution of Barker Ranch at Shady Hollow Homeowners Association, Inc., recorded as Document No. 2005240569 in the Official Public Records of Travis County, Texas.

Barker Ranch at Shady Hollow Homeowners Association, Inc. Secretary's Certificate, recorded as Document No. 2006021763 in the Official Public Records of Travis County, Texas.

By-Laws: Amendment No. 2, recorded as Document No. 2006188270 in the Official Public Records of Travis County, Texas.

Barker Ranch at Shady Hollow Homeowners Association, Inc. Amendment to Declaration of Covenants, Conditions and Restrictions, recorded as Document No. 2007032108 in the Official Public Records of Travis County, Texas.

Certificate of Amendment of the By-Laws for Barker Ranch at Shady Hollow Homeowners Association, Inc., recorded as Document No. 2008027578 in the Official Public Records of Travis County, Texas.

Unanimous Written Consent of Directors in Lieu of Meeting Barker Ranch at Shady Hollow Homeowners Association, Inc., recorded at Document No. 2008191414 in the Official Public Records of Travis County, Texas.

Barker Ranch at Shady Hollow Homeowners Association Board of Directors Resolution, recorded at Document No. 2008191415 in the Official Public Records of Travis County, Texas.

Barker Ranch at Shady Hollow Homeowners Association Board of Directors Resolution, recorded at Document No. 2008191416 in the Official Public Records of Travis County, Texas.

Notice of Dedicatory Instruments for Barker Ranch at Shady Hollow Homeowners Association, Inc., recorded at Document No. 2011177478 in the Official Public Records of Travis County, Texas.

Amendment of Rules and Regulations of Barker Ranch at Shady Hollow Homeowners Association, Inc., recorded at Document No. 2011187882 in the Official Public Records of Travis County, Texas.

Amendment of Rules and Regulations of Barker Ranch at Shady Hollow Homeowners Association, Inc., recorded at Document No. 2013206373 in the Official Public Records of Travis County, Texas.

5. The name and mailing address of the Association is:

Barker Ranch at Shady Hollow Homeowners Association, Inc.
c/o Preferred Association Management Company
700 Market Street, Building 3
Cedar Park, TX 78613

6. The name, mailing address, telephone number, and email address of the person or entity managing the Association is:

Preferred Association Management Company
 700 Market Street, Building 3
 Cedar Park, TX 78613
 Tel: (512) 918-8100
 Email: pamco@pamcotx.com

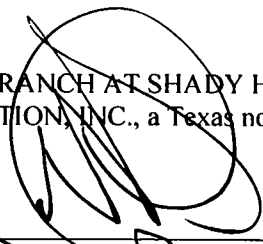
7. The website address at which the Association's dedicatory instruments are available in accordance with Section 207.006 of the Texas Property Code is <https://pamcotx.com/>.
8. The following described fees are charged by the Association in relation to a property transfer in the Subdivision Development:

| | |
|---|----------|
| Transfer Fee (paid at close) | \$200.00 |
| Resale Disclosure (TREC Form) | \$575.00 |
| Statement of Account 1 business days Rush Fee | \$150.00 |
| Statement of Account 2 business days Rush Fee | \$100.00 |
| Statement of Account 3 business days Rush Fee | 75.00 |
| Resale Disclosure 1 business days Rush Fee | \$150.00 |
| Resale Disclosure 2 business days Rush Fee | \$100.00 |
| Resale Disclosure 3 business days Rush Fee | \$75.00 |
| Multi-Product Order 1 business days Rush Fee | \$150.00 |
| Multi-Product Order 2 business days Rush Fee | \$100.00 |
| Multi-Product Order 3 business days Rush Fee | \$75.00 |
| Lender Questionnaire 1 business days Rush Fee | \$150.00 |
| Lender Questionnaire 2 business days Rush Fee | \$100.00 |
| Rush Existing Order (*Add this fee to Rush Fees) | \$75.00 |
| Statement of Account Update from 1 to 14 days | \$0.00 |
| Statement of Account Update from 15 to 45 days | \$50.00 |
| Statement of Account Update from 46 to 90 days | \$50.00 |
| Refinance Statement of Account Update from 1 to 14 days | \$0.00 |
| Refinance Statement of Account Update from 15 to 45 days | \$50.00 |
| Refinance Statement of Account Update from 46 to 90 days | \$50.00 |
| Resale Disclosure Update from 1 to 14 days | \$0.00 |
| Resale Disclosure Update from 15 to 45 days | \$50.00 |
| Resale Disclosure Update from 46 to 90 days | \$50.00 |
| Lender Questionnaire Update from 1 to 31 days | \$25.00 |
| Premier Resale Package (TREC Form, Statement of Account, and Association Documents) | \$375.00 |
| "Resale Disclosure (TREC Form) and Complete Association Documents Package" | \$375.00 |
| Statement of Account Only (No Assoc Docs) | \$175.00 |
| Owner's Account Statement (REQUIRED FOR REFIs!) | \$100.00 |
| Premier Lender Questionnaire Bundle (Best Value!) | \$200.00 |
| Standard Lender Questionnaire Package | \$175.00 |
| "Bank Owned Property Package (REQUIRED FOR FORECLOSED PROPERTIES)" | \$375.00 |
| Statement of Account | \$175.00 |
| Refinance Statement of Account | \$100.00 |
| Resale Disclosure | \$175.00 |
| "Lender Questionnaire" | \$150.00 |

| | |
|---|---------|
| Custom Questionnaire Fee (*Add this fee to Questionnaire Fee) | \$50.00 |
| Appraiser Questionnaire | \$25.00 |
| Documents: | |
| Annual Board Meeting Minutes | \$15.00 |
| Articles of Incorporation | \$25.00 |
| Budget | \$25.00 |
| Bylaws | \$25.00 |
| Current Unaudited Financial Documents | \$15.00 |
| Declaration-CC&Rs | \$25.00 |
| Important Information | \$0.00 |
| Insurance Dec Page | \$25.00 |
| Rules and Policies | \$15.00 |
| Unit Ledger | \$25.00 |
| Utility Bill | \$0.00 |
| W-9 | \$0.00 |

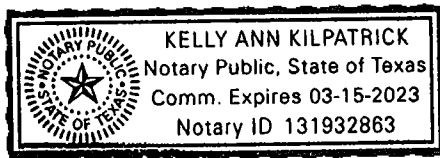
This Management Certificate is effective as of the 18 day of November, 2021.

BARKER RANCH AT SHADY HOLLOW HOMEOWNERS
ASSOCIATION, INC., a Texas nonprofit corporation

By: 
Name: Doug Pugh
Title: AGENT

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me, on 18 day of November, 2021, by
Doug Pugh, Registered Agent for Barker Ranch at Shady Hollow
Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



[SEAL]


Notary Public Signature

AFTER RECORDING RETURN TO:

Gregory S. Cagle
CAGLE PUGH, LTD., LLP
4301 Westbank Dr. A-150
Austin, Texas 78746

MANAGEMENT CERTIFICATE
BARKER RANCH AT SHADY HOLLOW HOMEOWNERS ASSOCIATION, INC.